



To: Indiana Housing Finance Authority Board of Directors
 From: Sheryl Sharpe, Wendy Landes, Shannon Fountain, Erika Scott, Jacob Sipe
 Date: November 16, 2000
 Re: Housing from Shelters to Homeownership Awards

IHFA's third round of Housing from Shelters to Homeownership applications requesting HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funding were due to IHFA in October 2000. This program funds the following general activities:

- Emergency shelters, youth shelters, and transitional housing
- Migrant/seasonal farmworker housing
- Rental units
- Homeownership units
- Homeownership counseling/downpayment assistance

| | Round 3, 2000 - Application Received | | | Round 3, 2000 - Awards Recommended | | |
|--------------|--------------------------------------|------------------|---------|------------------------------------|--------------------|---------|
| | # of Applications | Amount Requested | # Units | # of Awards | Amount Recommended | # Units |
| HOME | 22 | \$6,948,145 | 633 | 13 | \$4,236,945 | 174 |
| CDBG | 16 | \$4,817,500 | 415 | 13 | \$3,757,500 | 309 |
| Total | 38 | \$11,765,645 | 1,048 | 26 | \$7,994,445 | 483 |

IHFA staff respectfully recommends funding the following:

HOME

| | |
|---|------------------|
| Transitional housing rehabilitation or new construction | \$1,121,000 |
| Rental rehabilitation or new construction | \$1,592,325 |
| Lease purchase – rehabilitation or new construction | \$300,000 |
| Homebuyer – rehabilitation or new construction | \$378,000 |
| Owner-occupied rehabilitation | \$345,620 |
| Homeownership counseling/downpayment assistance | <u>\$500,000</u> |
| | \$4,236,945 |

CDBG

| | |
|--|--------------------|
| Emergency shelter rehabilitation or new construction | \$900,000 |
| Owner-occupied rehabilitation | <u>\$2,857,500</u> |
| | \$3,757,500 |

HOME Investment Partnerships Program (HOME) Awards

City of New Albany

HM-000-012

HOME Amount Requested: \$345,620.00
HOME Amount Recommended: **\$345,620.00**

Total Project Costs: \$428,025.00

Primary Project County: Floyd
Housing Activity: Owner-Occupied Rehabilitation
Anticipated # of Assisted Units: 15

The City of New Albany will use HOME funds for Owner-Occupied Rehabilitation. The City anticipates assisting 15 units within its corporate limits. Priority will be given to persons with physical disabilities, female-headed households, single-parent households, and elderly persons.

Michigan City Housing Authority

HM-000-013

HOME Amount Requested: \$236,000.00
HOME Amount Recommended: **\$236,000.00**

Total Project Costs: \$519,114.00

Primary Project County: LaPorte
Project Name: M. L. Sanders' Pathway
Housing Activity: Transitional Housing - Rehabilitation
Anticipated # of Assisted Units: 6

The Michigan City Housing Authority will use HOME funds for Transitional Housing - Rehabilitation. The organization anticipates assisting 6 units in the City of Michigan City. Priority will be given to homeless men.

Ohio Valley Opportunities, Inc.

HM-000-014

HOME Amount Requested: \$500,000.00
HOME Amount Recommended: **\$500,000.00**

Total Project Costs: \$640,000.00

Primary Project County: Scott
Housing Activity: Homeownership Counseling/Downpayment Assistance
Anticipated # of Assisted Units: 56

The Ohio Valley Opportunities, Inc. will use HOME funds for Homeownership Counseling/Downpayment Assistance. The organization anticipates assisting 56 units in Scott and Jennings Counties. Priority will be given to persons with physical disabilities, female-headed households, single-parent households, and elderly persons.

United Caring Shelters, Inc.**HM-000-015****HOME Amount Requested:** \$385,000.00**HOME Amount Recommended:** **\$385,000.00****Total Project Costs:** \$785,000.00**Primary Project County:** Vanderburgh**Project Name:** United Caring Apartments**Housing Activity:** Transitional Housing - Rehabilitation**Anticipated # of Assisted Units:** 11

The United Caring Shelters, Inc. will use HOME funds for Transitional Housing - Rehabilitation. The organization anticipates assisting 11 units in the City of Evansville. Priority will be given to homeless men.

YWCA of St. Joseph County**HM-000-016****HOME Amount Requested:** \$500,000.00**HOME Amount Recommended:** **\$500,000.00****Total Project Costs:** \$5,724,937.00**Primary Project County:** St. Joseph**Housing Activity:** Transitional Housing - New Construction**Anticipated # of Assisted Units:** 20

The YWCA of St. Joseph County will use HOME funds for Transitional Housing - New Construction. The organization anticipates assisting 20 SRO units within an 80-unit facility in the City of South Bend. Priority will be given to homeless families, homeless women, female-headed households, and single-parent households.

HOME – Community Housing Development Organization (CHDO) Awards

| | |
|---------------------------------------|-------------------|
| Affordable Housing Corporation | CH-000-016 |
|---------------------------------------|-------------------|

HOME Amount Requested: \$336,840.00

HOME Amount Recommended: **\$336,840.00**

Total Project Costs: \$1,477,277.00

Primary Project County: Grant

Project Name: Emerson Homes Apartments

Housing Activity: Rental - New Construction

Anticipated # of Assisted Units: 8

The Affordable Housing Corporation will use HOME CHDO funds for Rental - New Construction. The organization anticipates assisting 8 units in the City of Marion. Priority will be given to homeless families.

| | |
|--|-------------------|
| Elkhart Housing Partnership, Inc. | CH-000-017 |
|--|-------------------|

HOME Amount Requested: \$300,000.00

HOME Amount Recommended: **\$300,000.00**

Total Project Costs: \$1,283,800.00

Primary Project County: Elkhart

Housing Activity: Lease Purchase - Rehabilitation

Anticipated # of Assisted Units: 15

The Elkhart Housing Partnership, Inc. will use HOME CHDO funds for Lease Purchase - Rehabilitation. The organization anticipates assisting 15 units in the City of Elkhart. Priority will be given to female-headed households and single-parent households.

| | |
|--|-------------------|
| Elkhart Housing Partnership, Inc. | CH-000-018 |
|--|-------------------|

HOME Amount Requested: \$270,000.00

HOME Amount Recommended: **\$270,000.00**

Total Project Costs: \$912,850.00

Primary Project County: Elkhart

Housing Activity: Homebuyer - New Construction

Anticipated # of Assisted Units: 9

The Elkhart Housing Partnership, Inc. will use HOME CHDO funds for Homebuyer - New Construction. The organization anticipates assisting 9 units in the City of Elkhart. Priority will be given to female-headed households and single-parent households. Elkhart Housing Partnership has also requested a Trust Fund loan in conjunction with this development.

Greater Valparaiso Community Development Corporation**CH-000-019****HOME Amount Requested:** \$70,000.00**HOME Amount Recommended:** **\$70,000.00****Total Project Costs:** \$221,600.00**Primary Project County:** Porter**Housing Activity:** Homebuyer - New Construction**Anticipated # of Assisted Units:** 2

The Greater Valparaiso Community Development Corporation will use HOME CHDO funds for Homebuyer - New Construction. The organization anticipates assisting 2 units in the City of Valparaiso. Priority will be given to homeless women and single-parent households.

Hendricks County Community Development Corporation**CH-000-020****HOME Amount Requested:** \$38,000.00**HOME Amount Recommended:** **\$38,000.00****Total Project Costs:** \$116,471.00**Primary Project County:** Hendricks**Housing Activity:** Homebuyer - Rehabilitation**Anticipated # of Assisted Units:** 1

The Hendricks County Community Development Corporation will use HOME CHDO funds for Homebuyer - Rehabilitation. The organization anticipates assisting 1 unit in Hendricks County. Priority will be given to persons with physical disabilities, female-headed households, single-parent households, and elderly persons.

Hoosier Uplands Economic Development Corporation**CH-000-021****HOME Amount Requested:** \$160,000.00**HOME Amount Recommended:** **\$160,000.00****Total Project Costs:** \$239,000.00**Primary Project County:** Lawrence**Project Name:** Midtown Suites**Housing Activity:** Rental Rehabilitation**Anticipated # of Assisted Units:** 4

The Hoosier Uplands Economic Development Corporation will use HOME CHDO funds for Rental Rehabilitation. The organization anticipates assisting 4 units in the City of Mitchall. Priority will be given to female-headed households and elderly persons. Hoosier Uplands has also requested a Trust Fund loan in conjunction with this development. The organization previously received a CHDO Predevelopment Loan to determine the feasibility of the undertaking.

Housing Partnerships, Inc.**CH-000-022****HOME Amount Requested:** \$495,485.00**HOME Amount Recommended:** **\$495,485.00****Total Project Costs:** \$960,985.00**Primary Project County:** Bartholomew**Housing Activity:** Rental - New Construction**Anticipated # of Assisted Units:** 12

The Housing Partnerships, Inc. will use HOME CHDO funds for Rental - New Construction. The organization anticipates assisting 12 units in the City of Columbus. Priority will be given to persons with developmental disabilities, persons with physical disabilities, female-headed households, single-parent households, and elderly persons.

Knox County Rural Housing Finance Corporation**CH-000-023****HOME Amount Requested:** \$600,000.00**HOME Amount Recommended:** **\$600,000.00****Total Project Costs:** \$931,700.00**Primary Project County:** Knox**Housing Activity:** Rental - New Construction**Anticipated # of Assisted Units:** 15

The Knox County Rural Housing Finance Corporation will use HOME CHDO funds for Rental - New Construction. The organization anticipates assisting 15 units in Oaktown and Bruceville. Priority will be given to homeless families, persons with developmental disabilities, persons with physical disabilities, female-headed households, single-parent households, and elderly persons.

Community Development Block Grant (CDBG) Awards

City of Bedford

HD-000-009**CDBG Amount Requested:** \$200,000.00**CDBG Amount Recommended:** **\$200,000.00****Total Project Costs:** \$235,000.00**Primary Project County:** Lawrence**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 40

The City of Bedford will use CDBG funds for Owner-Occupied Rehabilitation. The City anticipates assisting 40 units within its corporate limits. Priority will be given to persons with physical disabilities and elderly persons.

City of Columbia City

HD-000-010**CDBG Amount Requested:** \$150,000.00**CDBG Amount Recommended:** **\$150,000.00****Total Project Costs:** \$165,000.00**Primary Project County:** Whitley**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 14

The City of Columbia City will use CDBG funds for Owner-Occupied Rehabilitation. The City anticipates assisting 14 units within its corporate limits. Priority will be given to female-headed households, single-parent households, and elderly persons.

Town of Dillsboro

HD-000-011**CDBG Amount Requested:** \$500,000.00**CDBG Amount Recommended:** **\$500,000.00****Total Project Costs:** \$645,208.00**Primary Project County:** Dearborn**Project Name:** Heart House Homeless Shelter**Housing Activity:** Emergency Shelter - New Construction**Anticipated # of Assisted Units:** 50 beds

The Town of Dillsboro will use CDBG funds for Emergency Shelter - New Construction. The Town anticipates assisting 50 beds in Dearborn County. Priority will be given to homeless families. Heart House, Inc. will serve as subrecipient for the award. Heart House previously received a Trust Fund loan, which enabled them to purchase the land for this shelter.

Town of Dugger**HD-000-012****CDBG Amount Requested:** \$300,000.00**CDBG Amount Recommended:** **\$300,000.00****Total Project Costs:** \$330,000.00**Primary Project County:** Sullivan**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 17

The Town of Dugger will use CDBG funds for Owner-Occupied Rehabilitation. The Town anticipates assisting 17 units within its corporate limits. Priority will be given to persons with physical disabilities, female-headed households, single-parent households, and elderly persons.

Town of Hagerstown**HD-000-013****CDBG Amount Requested:** \$300,000.00**CDBG Amount Recommended:** **\$300,000.00****Total Project Costs:** \$330,000.00**Primary Project County:** Wayne**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 15

The Town of Hagerstown will use CDBG funds for Owner-Occupied Rehabilitation. The Town anticipates assisting 15 units within its corporate limits. Priority will be given to persons with physical disabilities, female-headed households, and elderly persons.

Town of Hope**HD-000-014****CDBG Amount Requested:** \$200,000.00**CDBG Amount Recommended:** **\$200,000.00****Total Project Costs:** \$220,000.00**Primary Project County:** Bartholomew**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 36

The Town of Hope will use CDBG funds for Owner-Occupied Rehabilitation. The Town anticipates assisting 36 units within its corporate limits. Priority will be given to persons with physical disabilities and elderly persons.

Jay County**HD-000-015****CDBG Amount Requested:** \$400,000.00**CDBG Amount Recommended:** **\$400,000.00****Total Project Costs:** \$445,026.00**Primary Project County:** Jay**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 33

Jay County will use CDBG funds for Owner-Occupied Rehabilitation. The County anticipates assisting 33 units in Jay, Blackford, Huntington, and Wells Counties. Priority will be given to persons with developmental disabilities, persons with physical disabilities, female-headed households, single-parent households, and elderly persons. The Community and Family Services, Inc. will serve as subrecipient for the award.

Lawrence County**HD-000-016****CDBG Amount Requested:** \$500,000.00**CDBG Amount Recommended:** **\$500,000.00****Total Project Costs:** \$550,831.00**Primary Project County:** Lawrence**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 31

Lawrence County will use CDBG funds for Owner-Occupied Rehabilitation. The County anticipates assisting 31 units in Lawrence County. Priority will be given to persons with physical disabilities, female-headed households, single-parent households, and elderly persons. The Southern Indiana Development Commission will serve as subrecipient for the award.

Madison County**HD-000-017****CDBG Amount Requested:** \$200,000.00**CDBG Amount Recommended:** **\$200,000.00****Total Project Costs:** \$220,000.00**Primary Project County:** Madison**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 20

Madison County will use CDBG funds for Owner-Occupied Rehabilitation. The County anticipates assisting 20 units in Madison County. Priority will be given to persons with physical disabilities, female-headed households, single-parent households, and elderly persons. The Madison County Council of Governments will serve as subrecipient for the award.

Town of Middletown**HD-000-018****CDBG Amount Requested:** \$300,000.00**CDBG Amount Recommended:** **\$300,000.00****Total Project Costs:** \$337,500.00**Primary Project County:** Henry**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 12

The Town of Middletown will use CDBG funds for Owner-Occupied Rehabilitation. The Town anticipates assisting 12 units within its corporate limits. Priority will be given to female-headed households, single-parent households, and elderly persons.

Town of Milan**HD-000-019****CDBG Amount Requested:** \$200,000.00**CDBG Amount Recommended:** **\$200,000.00****Total Project Costs:** \$220,000.00**Primary Project County:** Ripley**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 12

The Town of Milan will use CDBG funds for Owner-Occupied Rehabilitation. The Town anticipates assisting 12 units within its corporate limits. Priority will be given to persons with physical disabilities, female-headed households, single-parent households, and elderly persons. The Area 12 Council on Aging & Community Services will serve as subrecipient for the award.

Vigo County Commissioners**HD-000-020****CDBG Amount Requested:** \$107,500.00**CDBG Amount Recommended:** **\$107,500.00****Total Project Costs:** \$134,050.00**Primary Project County:** Vigo**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 5

The Vigo County Commissioners will use CDBG funds for Owner-Occupied Rehabilitation. The County anticipates assisting 5 units in the Town of West Terre Haute. Priority will be given to female-headed households, single-parent households, and elderly persons. The Providence Housing Corporation will serve as subrecipient for the award.

CDBG Amount Requested: \$400,000.00

CDBG Amount Recommended: **\$400,000.00**

Total Project Costs: \$805,000.00

Primary Project County: Wayne

Project Name: Genesis Women's Shelter

Housing Activity: Emergency Shelter - Rehabilitation

Anticipated # of Assisted Units: 24 beds

Wayne County will use CDBG funds for Emergency Shelter - Rehabilitation. The County anticipates assisting 24 beds in the City of Richmond. Priority will be given to homeless families, homeless men, and homeless women. The Young Women's Christian Association of Richmond, Indiana will serve as subrecipient for the award.